176.0	0007	0008.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	642,800	/	642,800
USE VALUE:	642,800	/	642,800
ASSESSED:	642,800	/	642,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLE SCOTT GARBER
Owner 2:	KASE ALISON R
Owner 3:	
Street 1:	60 HIBBERT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAPLETOFT THOMAS & MARGARIDA -
Owner 2:	-
Street 1:	4 HEMLOCK RD
Twn/City:	BRUNSWICK
St/Prov:	ME Cntry:
Postal:	04011

NARRATIVE DESCRIPTION

This parcel contains 5,810 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 1778 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5810.000	226,100	700	416,000	642,800
Total Card	0.133	226,100	700	416,000	642,800
Total Parcel	0.133	226,100	700	416,000	642,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.53 | /Parcel: 361.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 118688
GIS Ref:
GIS Ref:
Insp Date: 07/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0007-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	226,100	700	5,810.	416,000	642,800	642,800	Year End Roll	12/18/2019
2019	101	FV	241,600	700	5,810.	410,100	652,400	652,400	Year End Roll	1/3/2019
2018	101	FV	241,600	700	5,810.	315,000	557,300	557,300	Year End Roll	12/20/2017
2017	101	FV	241,600	700	5,810.	297,200	539,500	539,500	Year End Roll	1/3/2017
2016	101	FV	241,600	700	5,810.	273,400	515,700	515,700	Year End	1/4/2016
2015	101	FV	201,900	700	5,810.	255,500	458,100	458,100	Year End Roll	12/11/2014
2014	101	FV	201,900	700	5,810.	235,300	437,900	437,900	Year End Roll	12/16/2013
2013	101	FV	215,400	500	5,810.	235,300	451,200	451,200		12/13/2012

!13793!

PRINT

Date	Time
12/11/20	03:41:55

LAST REV

Date	Time
05/14/19	12:17:40

jorourke

PAT ACCT. 13793

USER DEFINED

Prior Id # 1:	118688
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAPLETOFT THOMA	71674-97	1	9/27/2018		735,000	No	No		
POULIN IAN D	42392-213		4/2/2004		448,500	No	No		
BEAUDOIN RONALD	34465-145		12/26/2001		399,000	No	No		
BEAUDOIN RONALD	25308-389		4/27/1995		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2011	921	Manual	24,100					INSTALL SOLAR ELEC
10/12/2006	872	Manual	2,500	C		G8	GR FY08	fireplace insert
8/18/2000	808	Addition	11,666	C				10X10 3 SEASON POR
6/2/1994	244	Manual	3,000	C				ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2019	SQ Returned	JO	Jenny O
7/9/2018	MEAS&NOTICE	BS	Barbara S
5/9/2013	Inspected	BR	B Rossignol
4/30/2012	Info Fm Prmt	BR	B Rossignol
10/17/2008	Meas/Inspect	355	PATRIOT
9/12/2004	MLS	MM	Mary M
2/25/2002	MLS	MM	Mary M
12/16/1999	Meas/Inspect	276	PATRIOT
7/21/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5810		Sq. Ft.	Site		0	70.	1.02	6									416,009						416,000	

Total AC/HA: 0.13338 | Total SF/SM: 5810 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 416,009 | Spl Credit | Total: 416,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	90624
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327628
Depreciation:	101565
Depreciated Total:	226063

COMMENTS

PDAS. WOOD STOVE INSERT IN 1 FIREPLACE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

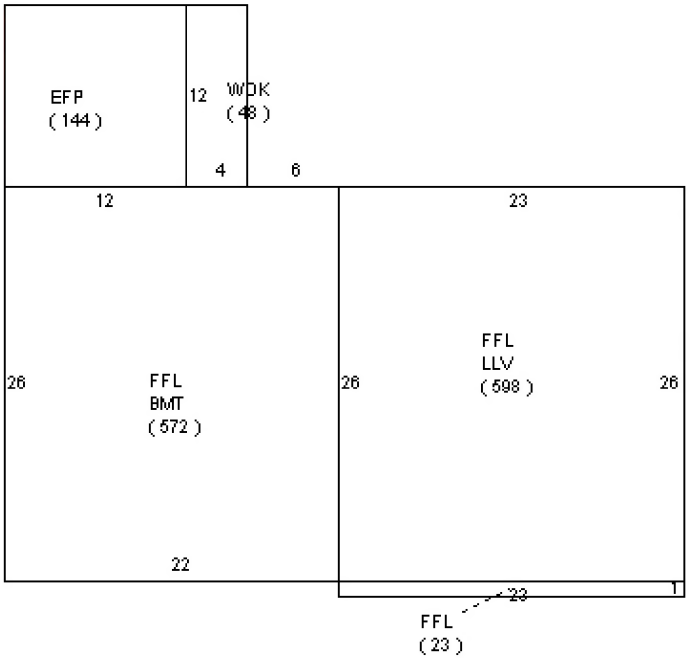
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	88.49
Final Total:	226100	Val/Su SzAd	189.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,193	128.240	152,987
LLV	Lower Level	598	79.350	47,449
BMT	Basement	572	50.970	29,157
EFP	Enclos Porch	144	46.130	6,642
WDK	Deck	48	16.000	768

Net Sketched Area:	2,555			Total:	237,003
Size Ad	1193	Gross Are	2555	FinArea	1778

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
LLV	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0007-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X20	F	FR	1990	3.15	T	29	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700